

OPEN SPACE USE AGREEMENT

THIS AGREEMENT, made this ____ day of ____, 2003, between **Mary Marosy, Trust, Joseph G. Marosy, Trust, Denise Marie Pflugfelder (AKA Denise Marie Balzano), Minna Romaine McNelis, Joseph G. Marosy, Jr., Mia Beth Marosy, Anne-Marie Lohse (AKA Anne-Marie Balzano) and John J. McNelis** hereinafter called the "Owner", and the County of Fauquier, a political subdivision of the Commonwealth of Virginia, hereinafter called the "County", recites and provides as follows:

RECITALS

1. The Owner is the owner of certain real estate, described below, hereinafter called the "Property"; and
2. The County is the local governing body having real estate tax jurisdiction over the Property; and
3. The County has determined:
 - A. That it is in the public interest that the Property should be provided or preserved for one or more of the following uses: park or recreational purposes; conservation of land; conservation of other natural resources; an historic area; a scenic area; assisting in the shaping of the character, direction and timing of community development; or other use which serves the public interest by the preservation of open-space land as provided in the land-use plan; and
 - B. That the Property meets the applicable criteria for real estate devoted to open space use as prescribed in Article 4 (Section 58.1-3229 *et seq.*) of Chapter 32 of Title 58.1 of the Code of Virginia,

and the standards for classifying such real estate prescribed by the Director of the Virginia Department of Conservation and Historic Resources; and

- C. That the provisions of this Agreement meet the requirements and standards prescribed under Section 58.1-3233 of the Code of Virginia for recorded commitments by landowners not to change an open space use to a non-qualifying use; and
- 4. The Owner is willing to make a written recorded commitment to preserve and protect the open space uses of the Property during the term of this Agreement in order for the Property to be taxed on the basis of a use assessment and the Owner has submitted an application for such taxation to the assessing officer of the County pursuant to Section 58.1-3234 of the Code of Virginia and Section 8-10 of the Fauquier County Code.
- 5. The County is willing to extend the tax for the Property on the basis of a use assessment commencing with the next succeeding tax year and continuing for the term of this Agreement, in consideration of the Owner's commitment to preserve and protect the open space uses of the Property, and on the condition that the Owner's application is satisfactory and that all other requirements of Article 4, Chapter 32, Title 58.1 of the Code of Virginia and Section 8-11 of the Fauquier County Code are complied with.

NOW THEREFORE, in consideration of the recitals and the mutual benefits, covenants and terms herein contained, the parties hereby covenant and agree as follows:

- 1. This Agreement shall apply to all of the following described real estate: see Attachment "A".
- 2. The Owner agrees that during the term of this Agreement:
 - A. There shall be no change in the use or uses of the Property that exist as of the date of this Agreement to any use that would not qualify as an open space use.

- B. There shall be no display of billboards, signs or other advertisements on the property, except to (i) state solely the name of the Owner and the address of the Property; (ii) advertise the sale or lease of the Property; (iii) advertise the sale of goods or services produced pursuant to the permitted use of the Property; or (iv) provide warnings. No sign shall exceed four feet by four feet (4' x 4').
- C. There shall be no construction, placement or maintenance of any structure on the Property unless such structure is either:
1. on the Property as of the date of this Agreement; or
 2. related to and compatible with the open space uses of the property which this Agreement is intended to protect or provide for.
- D. There shall be no accumulations of trash, garbage, ashes, waste, junk, abandoned property or other unsightly or offensive material on the Property.
- E. There shall be no filling, excavating, mining, drilling, removal of topsoil, sand, gravel, rock, minerals or other materials which alters the topography of the Property, except as required in the construction of permissible building structures and features under this Agreement.
- F. There shall be no construction or placement of fences, screens, hedges, walls, or other similar barriers which materially obstruct the public's view of scenic areas of the Property.
- G. There shall be no removal or destruction of trees, shrubs, plants and other vegetation, except that the Owner may:
1. engage in agricultural, horticultural or silvicultural activities, provided that there shall be no cutting of trees, other than selective cutting and salvage of dead or dying trees, within 100 feet of a scenic river, a scenic highway, a Virginia By-Way or public

property listed in the approved State Comprehensive Outdoor Recreation Plan (Virginia Outdoors Plan); and

2. remove vegetation which constitutes a safety, a health, or an ecological hazard.
- H. On areas of the property that are being provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no alteration or manipulation of natural water courses, shores, marshes, swamps, wetlands or other water bodies, nor any activities or uses which adversely affect water quality, level or flow.
- I. On areas of the Property that are being provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no operation of dune buggies, all-terrain vehicles, motorcycles, motorbikes, snowmobiles or other motor vehicles, except to the extent necessary to inspect, protect or preserve the area.
- J. There shall be no industrial or commercial activities conducted on the Property, except for the continuation of agricultural, horticultural or silvicultural activities, or activities that are conducted in a residence or an associated outbuilding such as a garage, smokehouse, small shop or similar structure which is permitted on the property.
- K. There shall be no separation or split-off lots, pieces or parcels from the Property. The Property may be sold or transferred during the term of the Agreement only as the same entire parcel that is the subject of this Agreement; provided, however, that the Owner may grant to a public body or bodies open space, conservation or historic preservation easements which apply to all or part of the Property.
3. This Agreement shall be effective upon acceptance by the County, provided, however, that the real estate tax for the property shall not be

extended on the basis of its use value until the next succeeding tax year following timely application by the Owner for use assessment and taxation in accordance with the Fauquier County Code. Thereafter, this Agreement shall remain in effect for a term of eight (8) consecutive years.

4. Nothing contained herein shall be construed as giving to the public a right to enter upon or to use the Property or any portion thereof, except as the Owner may otherwise allow, consistent with the provisions of this Agreement.
5. The County shall have the right at all reasonable times to enter the Property to determine whether the Owner is complying with the provisions of this Agreement.
6. Nothing in this Agreement shall be construed to create in the public or any member thereof a right to maintain a suit for any damages against the Owner for any violation of this Agreement.
7. Nothing in the Agreement shall be construed to permit the Owner to conduct any activity or to build or maintain any improvement which is otherwise prohibited by law.
8. If any provision of this Agreement is determined to be invalid by a court of competent jurisdiction, the remainder of the Agreement shall not be affected thereby.
9. The provisions of this Agreement shall run with the land and be binding upon the parties, their successors, assigns, personal representatives, and heirs.
10. Words of one gender used herein shall include the other gender, and words in the singular shall include words in the plural, whatever the sense requires.

11. This Agreement may be terminated in the manner provided in Section 15.1-1513 of the Code of Virginia for withdrawal of land from an agricultural, a forestal or an agricultural and forestal district.
12. Upon termination of this Agreement, the Property shall thereafter be assessed and taxed at its fair market value, regardless of its actual use, unless the County determines otherwise in accordance with applicable law.
13. Upon execution of this Agreement, it shall be recorded with the record of land titles in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, at the Owner's expense.
14. **NOTICE: WHEN THE OPEN SPACE USE OR USES BY WHICH THE PROPERTY QUALIFIED FOR ASSESSMENT AND TAXATION ON THE BASIS OF USE CHANGES TO A NON-QUALIFYING USE OR USES, OR WHEN THE ZONING FOR THE PROPERTY CHANGES TO A MORE INTENSIVE USE AT THE REQUEST OF THE OWNER, THE PROPERTY, OR SUCH PORTION OF THE PROPERTY WHICH NO LONGER QUALIFIES SHALL BE SUBJECT TO ROLL-BACK TAXES IN ACCORDANCE WITH SECTION 58.1-3237 OF THE CODE OF VIRGINIA. THE OWNER SHALL BE SUBJECT TO ALL OF THE OBLIGATIONS AND LIABILITIES OF SAID CODE SECTION.**

ATTACHMENT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, KNOWN AS LEDDS MANOR OR THE TWIGG FARM, OR THE HOME TRACT OF THE TWIGG FARM, ABOUT THREE MILES NORTH OF MARKHAM, ADJOINING THE PROPERTIES OF MADDUX, CAILLOUETT, WELLS, VIRGINIA JONES AND J. R. JONES, AND CONTAINING BY SURVEY MADE BY R. A. GOODE, S. F. C. MAGNETICS 1942, THREE HUNDRED (300) ACRES.

AND BEING THE SAME PROPERTY ACQUIRED BY THE OWNERS HEREIN BY THAT CERTAIN DEED AND RECORDED IN DEED BOOK 933, AT PAGE 1333 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

WITNESS the following Signatures and Seals

Mary Maroney (SEAL)
OWNER

Prima Romaine McNeely (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

COUNTY OF FAUQUIER, a political
subdivision of the Commonwealth of Virginia

BY _____ (SEAL)
CHAIRMAN
Fauquier County Board of Supervisors

STATE OF VIRGINIA

COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for the State and County aforesaid, this 10th day of April, 2003, by: Mary Marosy, Owner.

Kristen Ahlberg
NOTARY PUBLIC

My Commission Expires:

11/30/06

STATE OF VIRGINIA

COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for the State and County aforesaid, this 10th day of April, 2003, by: Minna Romaine McNelis, Owner.

Kristen Ahlberg
NOTARY PUBLIC

My Commission Expires:

11/30/06

STATE OF VIRGINIA

COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for the State and County aforesaid, this ____ day of _____, 200__, by: _____, Owner.

NOTARY PUBLIC

My Commission Expires:

WITNESS the following Signatures and Seals

Dennis Marie Phipps (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

**COUNTY OF FAUQUIER, a political
subdivision of the Commonwealth of Virginia**

BY _____ (SEAL)
CHAIRMAN
Fauquier County Board of Supervisors

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to wit:
FAIRFAX

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this 08 day of APR, 2003.
by: DENISE MARIE PELUGFELDER, Owner.

Christa B. Ashley
NOTARY PUBLIC

My Commission Expires:
My Commission Expires October 31, 2004

My Commission Expires October 31, 2004

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this ____ day of _____, 200____,
by: _____, Owner.

NOTARY PUBLIC

My Commission Expires:

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this ____ day of _____, 200____, by:
_____, Chairman, Fauquier County Board of
Supervisors

NOTARY PUBLIC

My Commission Expires:

WITNESS the following Signatures and Seals

OWNER (SEAL)

OWNER (SEAL)

OWNER (SEAL)

OWNER (SEAL)

OWNER (SEAL)

OWNER (SEAL)

OWNER (SEAL)

OWNER (SEAL)

COUNTY OF FAUQUIER, a political
subdivision of the Commonwealth of Virginia

BY _____ (SEAL)
CHAIRMAN
Fauquier County Board of Supervisors

Maryland
STATE OF VIRGINIA
Montgomery
COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this 8 day of April, 2002,
by: Joseph G. Manox, Owner.

William A. Mos

NOTARY PUBLIC

My Commission Expires:
11/10

Maryland
STATE OF VIRGINIA
Montgomery
COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this ____ day of _____, 200____,
by: _____, Owner.

NOTARY PUBLIC

My Commission Expires:

Maryland
STATE OF VIRGINIA
Montgomery
COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this ____ day of _____, 200____, by:
_____, Chairman, Fauquier County Board of
Supervisors

NOTARY PUBLIC

My Commission Expires:

APR-07-2003 12:04 PM

P.09

WITNESS the following Signatures and Seals

_____(SEAL)
OWNER

_____(SEAL)
OWNER

_____(SEAL)
OWNER

_____(SEAL)
OWNER

_____(SEAL)
OWNER

*MaBeth Marosey*_____(SEAL)
OWNER

_____(SEAL)
OWNER

_____(SEAL)
OWNER

**COUNTY OF FAUQUIER, a political
subdivision of the Commonwealth of Virginia**

BY _____(SEAL)
CHAIRMAN
Fauquier County Board of Supervisors

APR-07-2003 12:03 PM

P.08

~~STATE OF VIRGINIA~~
 Georgia
 STATE OF ~~VIRGINIA~~
 COUNTY OF ~~FAUQUIER~~, to wit:
 Fulton

The foregoing was acknowledged before me, a Notary Public in and for
 the State and County aforesaid, this 7th day of April, 2003,
 by: MiaBeth Marosy MiaBeth Marosy, Owner.

Jan E. Kilgus
 NOTARY PUBLIC

My Commission Expires:
 Notary Public, Fulton County, Georgia
 My Commission Expires July 26, 2003

STATE OF VIRGINIA
 COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
 the State and County aforesaid, this ___ day of ___, 200___,
 by: _____, Owner.

 NOTARY PUBLIC

My Commission Expires:


STATE OF VIRGINIA
 COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
 the State and County aforesaid, this ___ day of ___, 200___, by:
 _____, Chairman, Fauquier County Board of
 Supervisors

 NOTARY PUBLIC

My Commission Expires:

WITNESS the following Signatures and Seals

 (SEAL)
OWNER - Anne-Marie Lohae (aka Anne-Marie Balzano)

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

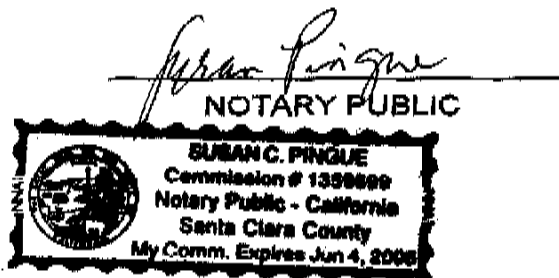
COUNTY OF FAUQUIER, a political
subdivision of the Commonwealth of Virginia

BY _____ (SEAL)
CHAIRMAN
Fauquier County Board of Supervisors

STATE OF VIRGINIA CALIFORNIA
COUNTY OF FAUQUIER, to wit:
SANTA CLARA

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this 7 day of April, 2003.
by: Anne-Marie Johnson (aka Anne-Marie Polzan), Owner.

My Commission Expires:
June 4, 2006



STATE OF VIRGINIA
COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this ____ day of _____, 200__.
by: _____, Owner.

NOTARY PUBLIC

My Commission Expires:

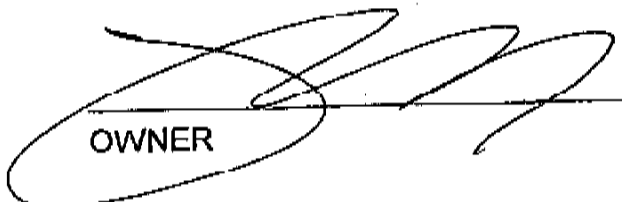
STATE OF VIRGINIA
COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for
the State and County aforesaid, this ____ day of _____, 200__, by:
_____, Chairman, Fauquier County Board of
Supervisors

NOTARY PUBLIC

My Commission Expires:

WITNESS the following Signatures and Seals

 (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

____ (SEAL)
OWNER

COUNTY OF FAUQUIER, a political
subdivision of the Commonwealth of Virginia

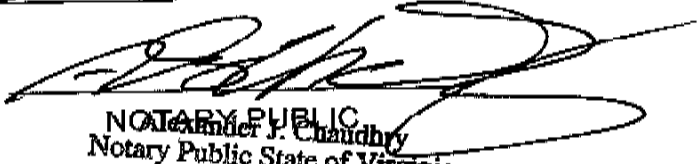
BY _____ (SEAL)
CHAIRMAN
Fauquier County Board of Supervisors

STATE OF VIRGINIA

COUNTY OF ~~FAUQUIER~~, to wit:
FAIRFAX

The foregoing was acknowledged before me, a Notary Public in and for the State and County aforesaid, this 9th day of APRIL, 2003, by: John J. McNeilis, Owner.

Alexander J. Chaudhry
Notary Public State of Virginia
County of Fairfax
My Commission Expires 9/30/2006


NOTARY PUBLIC
Alexander J. Chaudhry
Notary Public State of Virginia
County of Fairfax
My Commission Expires 9/30/2006

STATE OF VIRGINIA

COUNTY OF ~~FAUQUIER~~, to wit:

The foregoing was acknowledged before me, a Notary Public in and for the State and County aforesaid, this ___ day of ___, 200___, by: _____, Owner.

NOTARY PUBLIC

My Commission Expires:

STATE OF VIRGINIA

COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public in and for the State and County aforesaid, this ___ day of ___, 200___, by: _____, Chairman, Fauquier County Board of Supervisors

NOTARY PUBLIC

My Commission Expires:

FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
THIRD FLOOR — COURT AND OFFICE BUILDING
40 CULPEPER STREET
WARRENTON, VIRGINIA 20186


PLANNING
(540) 347-8703
COUNTY ENGINEER
COUNTY SOIL SCIENTIST
(540) 347-8660

(540) 347-8660
FAX (540) 341-3444

ZONING ADMINISTRATION
(540) 347-8789
BUILDING
AND ZONING PERMITS
(540) 347-8646
(540) 347-8647
(540) 347-8674
FAX (540) 347-2043

MEMORANDUM

TO: Ross W. D'Urso, Commissioner of the Revenue

THROUGH: Frederick P.D. Carr, Director of Community Development 

FROM: Kristen Slawter, Planner *KLS*

RE: Community Development Review of 2003 Open Space Land Use Commitments.
Applicants: Marosy, Mary
Marosy, Joseph G.

DATE: March 17, 2003

As requested in the January 23, 2003 tasking memo from your office, the Department of Community Development has completed its review of the above referenced application for conformance with the Comprehensive Plan and other rural conservation policies.

Staff used a uniform evaluation methodology that was originally developed in 1995 to review this application. This form outlines the use of the subject and adjacent properties, provides a description of the property, indicated if the property appears to meet certain criteria established under Virginia Land Use Assessment law, and provides a final determination of a *positive* or *negative* rating.

Community Development staff has determined that the above referenced property has a positive rating regarding its consistency with the Fauquier County Comprehensive Plan and the referenced open space standards.

Please contact this office should you have any questions about this evaluation.

COMMUNITY DEVELOPMENT REVIEW OF 2003 OPEN SPACE LAND USE ASSESSMENT APPLICATIONS

Property Owner	Marosy, Mary and Joseph G. Trust
Parcel I.D. No. (PIN)	6022-73-3968-000
Location	2613 Leeds Manor Rd.
Acreage	297.73
Magisterial District	Marshall

Property Description / Use:

Current Zoning:	RC+RA	Comprehensive Plan Designated Land Use:	Rural Conservation + Rural Agriculture
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Adjacent Property Zoning / Current Land Use

North	RC	Rural agriculture, some residential, wooded + open
South	RC+RA	Wooded and open
East	RC	Wooded and open
West	RC	Wooded and open

The applicant has filed for land use assessment under the open space category. To qualify, real estate must be consistent with the land use plan, consist of a minimum of 25 acres, and satisfy one of the following specific criteria: park/recreation purposes, conservation of land or other natural resources, floodways, historic or scenic purposes, or assisting in the shaping of the character, direction and timing of community development or for the public interest. The applicant's parcel, as it pertains to these conditions, follows below.

General Standards

- Consistency with land use plan
- Minimum acreage
- Recorded commitment (e.g. agricultural and/or forestal district, open space easement, open space land use assessment)

Meets Criteria

<input checked="" type="radio"/>	N
<input checked="" type="radio"/>	N
Y	<input checked="" type="radio"/>

Specific Standards

- park/ recreation purposes
- conservation of land or other natural resources
- floodways
- historic or scenic purposes
- assisting in the shaping of the character, direction and timing of community development or for the public interest

Y	<input checked="" type="radio"/>
<input checked="" type="radio"/>	N
<input checked="" type="radio"/>	N
<input checked="" type="radio"/>	N
<input checked="" type="radio"/>	N

Additional Comments:

Community Development Determination (Positive or Negative)

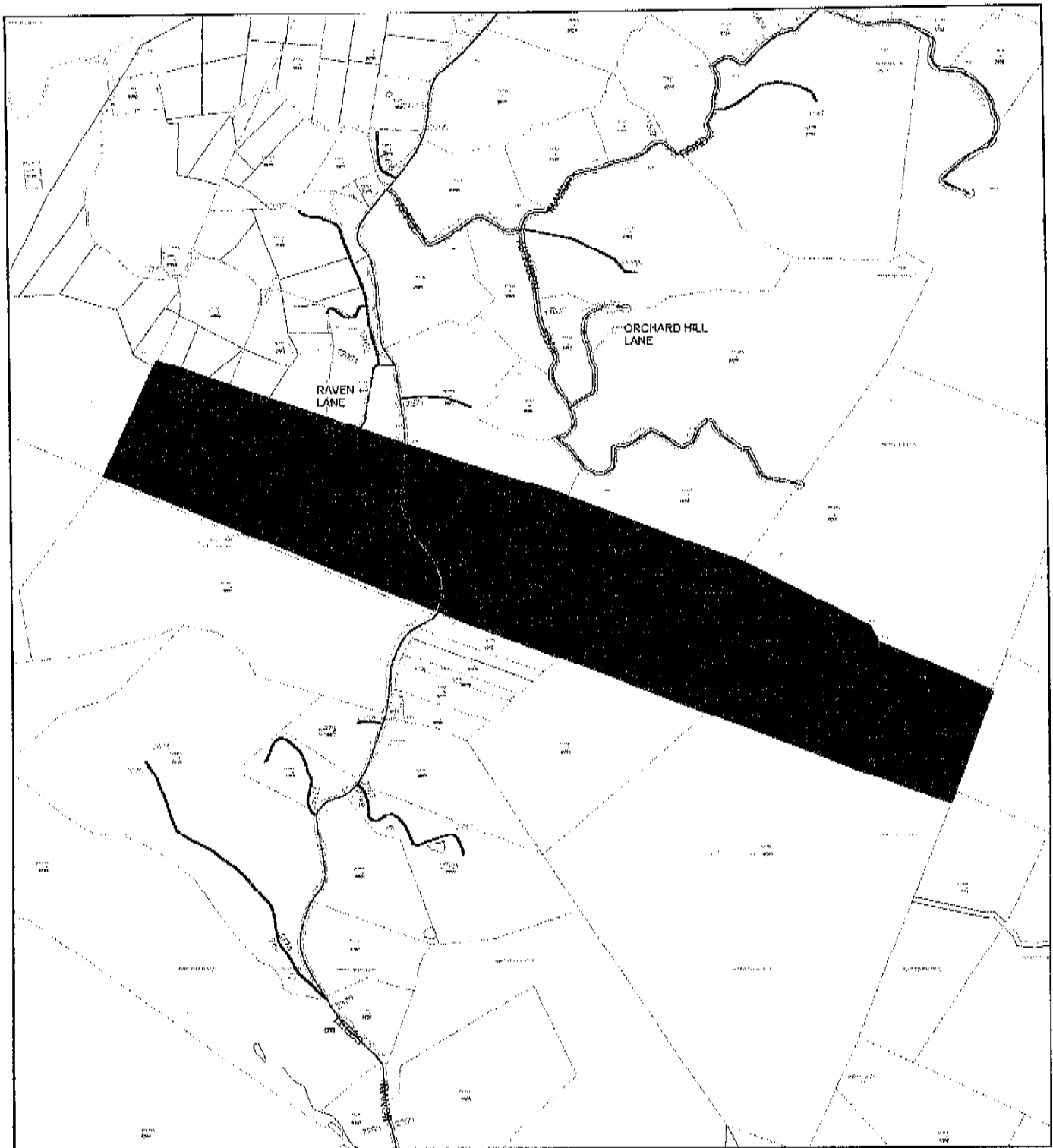
Positive

Site Visit Date: March 14, 2003

Report Date: March 17, 2003

Photographs of Marosy Property
PIN 6022-73-3968-000
March 14, 2003





PIN=6022-73-3968
NAME=MAROSY, MARY TRUST
ADDR=2813 LEEDS MANOR RD
CITY=MARKHAM, VA
ZIP=22643-1718
FMVLAND=923700
DEFER=733700
BLDG=443200
TAXVAL=633200
ACREAGE=297.73
BKPG=933/1333
SUBDIV=No data
E911=No data
SVCDIST=No data
ZONE=RC
DATE=No data
SALE=No data

1 Inch = 1437.43 Feet.

Date Printed : 01/24/2003

Fauquier County
Geographic Information System

This map does not meet
surveying accuracy standards.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER

POST OFFICE BOX 149
WARRENTON, VIRGINIA 20188-0149
FAX (540) 341-3647
commish@fauquiercounty.gov



ROSS W. D'URSO, CCR
COMMISSIONER OF THE REVENUE

TASKING MEMO

REAL ESTATE	(540) 347-8614
TAX RELIEF FOR THE ELDERLY	(540) 347-8783
LAND USE	(540) 347-8783
STATE INCOME TAX	(540) 347-8617
PERSONAL PROPERTY	(540) 347-8620
BUSINESS LICENSE	(540) 347-8788
MAIN	(540) 347-8622

Date: January 28, 2003

To: Frederick Carr, Director, Department of Community Development

From: Lisa G. Jenkins, Real Estate Tech I *LJG*

Subject: Written Commitments by Landowners to preserve Open-space Land Use

Task: Verify if property is consistent with the land use plan of the county and the standards for real estate devoted to Open-space use under the Virginia Land Use Assessment Law.

Property: PIN(S) 6022-73-3968-000 ACREAGE (S) 297.73

Assessed in Name(s) of: Marosy, Mary Trust
Marosy, Joseph G. Trust
C/o Mary Marosy, Trustee
2613 Leeds Manor Rd.
Markham, VA 22643-1716

Due Date: February 24, 2003

Attachments: 1) Copy of Application/Revalidation for Land Use
2) GIS map of parcel

Recommendation:

___ This property is planned for rural agricultural uses and is consistent with the County's Land Use Plan.

___ This property does not conform to the general and specific standards for the following reasons:

COMMENTS:

RETURN TO

ROSS W. D'URSO, Commissioner of the Revenue
Fauquier County Courthouse & Office Building
40 Culpeper St., P.O. Box 149
Warrenton, Virginia 20188-0149

TELEPHONE
(540) 347-8783

FILING DATE

Property owners must submit this form
between September 1 and November 1, 2002

DATE SUBMITTED

10-7-02

NAME OF FARM (IF ANY)

PROPERTY OWNER

7323434
MAROSY, MARY TRUST
MAROSY, JOSEPH G TRUST
C/O MARY MAROSY, TRUSTEE
2613 LEEDS MANOR RD
MARKHAM, VA 22643 1716
297.7300 ACRES 6022-73-3968-000

SEE REVERSE SIDE FOR 2003
STANDARDS AND REQUIREMENTS
FOR FILING THIS FORM.

PERIODIC ON SITE INSPECTIONS
WILL BE MADE TO VERIFY
AGRICULTURE/HORTICULTURE USE.

HAS there been ANY change in SIZE or UGL of your property since last year's application?
If answer is YES a new LAND USE Application must be submitted. Please notify this office at once.

☐ YES☒ NO

NUMBER OF ACRES

AGRICULTURE HORTICULTURE FOREST NON QUALIFYING OPEN-SPACE

297.7300

TO QUALIFY FOR AGRICULTURE list below number of animals and number of months the animals were on the property during the past year (September 1, 2001 - August 31, 2002) AND/OR list kind of crops and average yield per acre. If you are not farming this parcel yourself, you must request a FARMING HISTORY AFFIDAVIT from the Commissioner's office. That form is to be completed by the person actually farming the parcel. **IMPORTANT: ENCLOSE FEDERAL 1040F OR SEE BACK OF FORM FOR OPTIONS.**

ANIMALS

CROPS

KIND	COUNT	NO. OF MONTHS	KIND	NO. OF ACRES	AVERAGE YIELD

TENANT HOUSES ON FARM OCCUPIED BY PERSON(S)

EMPLOYED FULL TIME ON FARM		EMPLOYED PART TIME ON FARM		NOT EMPLOYED ON FARM	
NO. OF HOUSES	ACRES	NO. OF HOUSES	ACRES	NO. OF HOUSES	ACRES

AGRICULTURE AND HORTICULTURAL STANDARDS

I (we) the undersigned certify that the real estate is being used in a planned program of soil management and soil conservation practices which is intended to:

- Reduce or prevent soil erosion by best management practices such as terracing, cover cropping, strip cropping, no-till planting, sodding waterways, diversions, water impoundments, and other best management practices which prevent soil erosion and improve water quality.
- Maintain soil nutrients by the application of soil nutrients (organic and inorganic) needed to produce average yields of agricultural crops or as recommended by soil tests.
- Control brush, woody growth and noxious weeds on row crops, hay, and pasture by the use of herbicides, biological controls, cultivation, mowing or other normal cultural practices.

OWNER'S AFFIDAVIT

I (we) the undersigned certify that all land for which use taxation is requested meets all requirements of the uniform standards prescribed by the Commissioner of Agriculture and consumer services, and the Director of the Department of Conservation and Historic Resources.

I (we) declare under penalties of law that this application and any attachments hereto have been examined by me and to the best of my knowledge are true and correct.

I (we) do hereby grant permission to the Soil Conservation Service to provide information on Land Capability Classes to the proper authorities for the purpose of administering the land use ordinance.

ASSISTANCE TO LANDOWNERS

Soil management and soil conservation planning services to landowners are available free of charge from the John Marshall Soil and Water Conservation District. Fauquier County encourages applicants for land use assessment to become a cooperator with the John Marshall Soil and Water Conservation District. Planning Services are available at

98 Alexandria Pike, Suite 31
Warrenton, Virginia 20186-2849
Telephone (540) 347-3120

AT LEAST ONE OWNER MUST SIGN. IF CORPORATION, GIVE CORPORATE NAME AND TITLE.

OWNER'S SIGNATURE

OWNER'S SIGNATURE OR CORPORATE NAME AND TITLE

OWNER'S TELEPHONE NUMBER

(540) 364-1570

Title 58-1.3238 PENALTIES—Any person failing to report properly any change in use of property for which an application for use value taxation had been filed shall be liable for such taxes, in such amounts and at such times as if he had complied herewith and assessments had been properly made, and he, shall be liable for such penalties and interest thereon as may be provided by ordinance. Any person making a material misstatement of fact in any such application shall be liable for all such taxes, in such amounts and at such times as if such property had been assessed on the basis of fair market value as applied to other real estate in the taxing jurisdiction together with interest and penalties thereon, and he shall be further assessed with an additional penalty of one hundred per centum of such unpaid taxes.